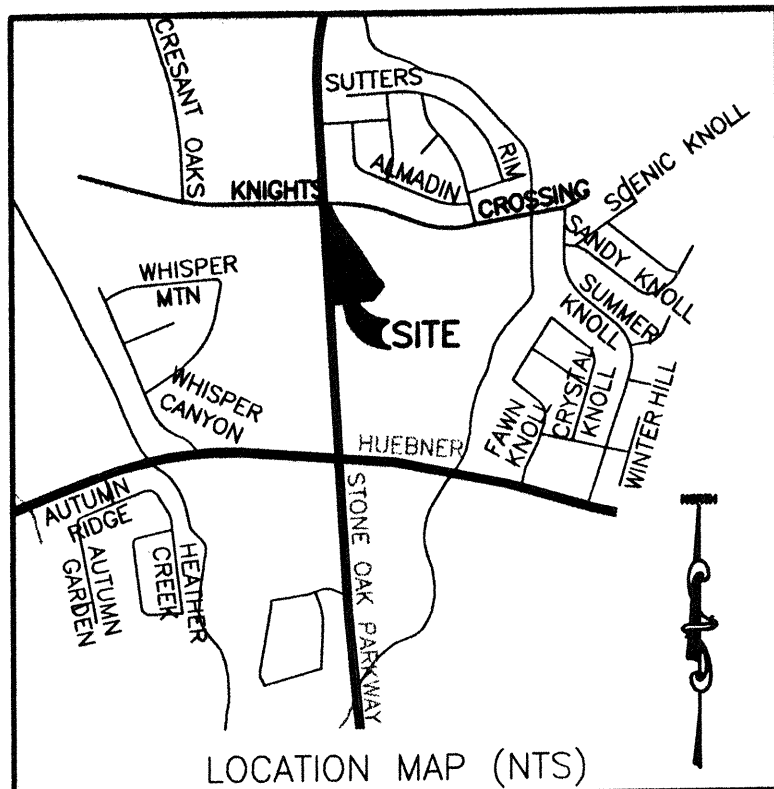


Book: 9553  
Page: 143  
Filed: 2004/08/24 4:35:08  
10/22/04  
BEXAR COUNTY CLERK  
RECORDS SECTION  
BEXAR COUNTY CLERK  
RECORDS SECTION  
BEXAR COUNTY CLERK  
RECORDS SECTION



STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: **STONE OAK PARK I, LLC**  
18730 STONE OAK PARKWAY, SUITE 250  
SAN ANTONIO, TEXAS 78258

*Collette P. Hatcher*  
OWNER/DEVELOPER

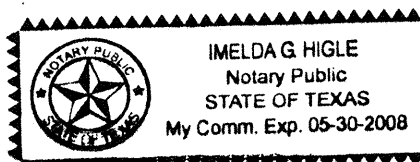
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Imelda G. Higle* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22<sup>nd</sup> DAY OF August A.D., 2004

*Imelda G. Higle*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO DEVELOPMENT COMMISSION.

*[Signature]*  
LICENSED PROFESSIONAL ENGINEER



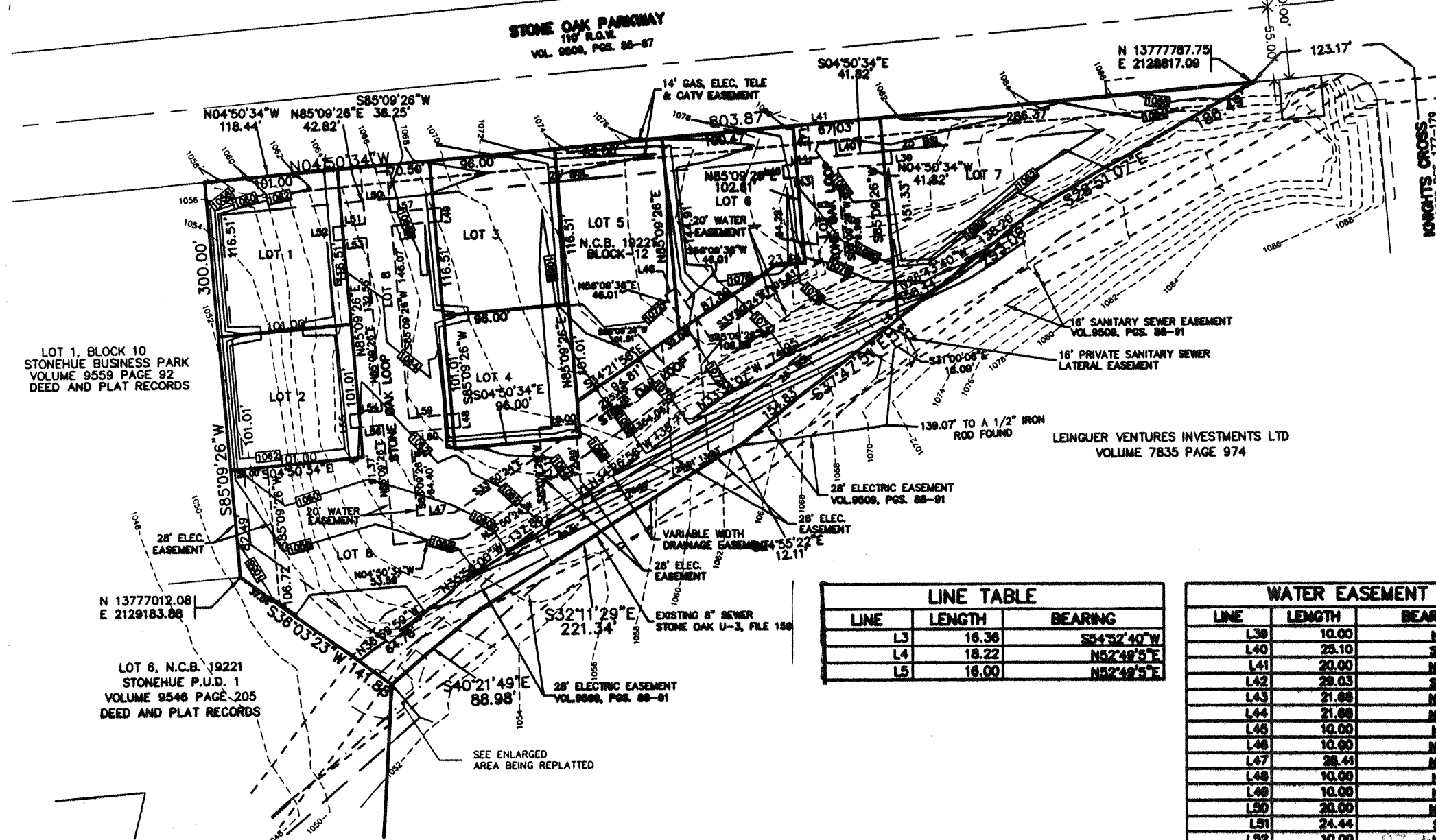
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: *Joel Christian Johnson*

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**Rj Rosin-Johnson, Inc.**  
Civil Engineers - Land Surveyors

11925 STARCREST  
SAN ANTONIO, TEXAS 78247-4117  
210/490-6001 \* FAX: 210/496-3975



This plat includes amendments approved by the Director of Development Services, dated 10/22/04.

## REPLAT AND SUBDIVISION PLAT ESTABLISHING

## LAS PLAZAS, PUD SUBDIVISION

BEING 3.86 ACRE PARCEL, N.C.B. 19221, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE BEATY, SEALE, AND FORWOOD SURVEY NO. 11, ABSTRACT NO. 114, AND BEING OUT OF A 62.471 ACRE TRACT RECORDED IN VOLUME 5549, PAGE 2023 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A 16.433 ACRE TRACT RECORDED IN VOLUME 7835, PAGE 974, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

### NOTE:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THIS REPLAT AND SUBDIVISION PLAT OF LAS PLAZAS, PUD, SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

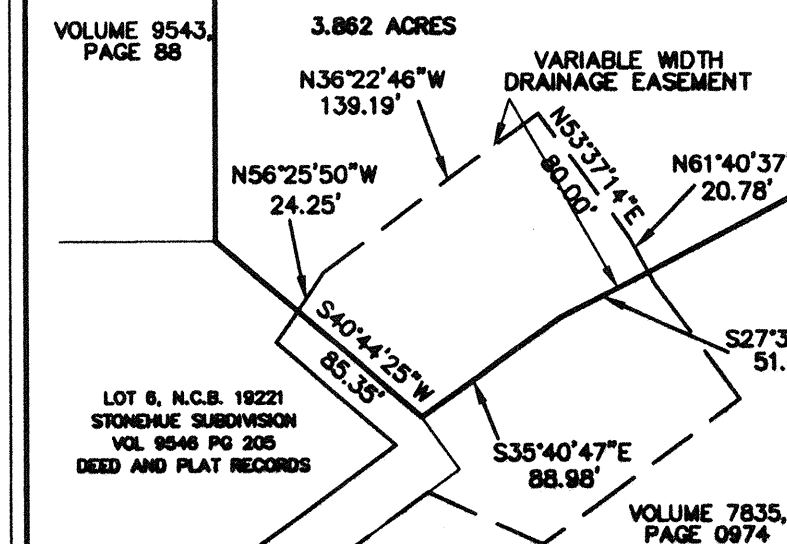
DATED THIS 9 DAY OF September A.D., 2004

BY: *Dusan Wray*  
CHAIRMAN

BY: *Robert P. Long*  
SECRETARY

### WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.



### AREA BEING REPLATTED

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON THE PLAT KNOWN AS KNIGHTS CROSS SUBDIVISION, RECORDED IN VOLUME 9536, PAGE 179, BEXAR COUNTY DEED AND PLAT RECORDS.

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ELECTRIC POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF ACCESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MIGHT INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE APPROVED BY THE CENTRAL MAPPING DIVISION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT. ROBIN-JOHNSON, INC., ASSUMES NO LIABILITY FOR ITS ACCURACY.
- MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF ROBIN-JOHNSON, INC.
- IRON PINS FOUND OR SET AT EACH CORNER.
- DEVELOPER WILL PERFORM STREETS CAPING AT TIME OF CONSTRUCTION.
- OWNER SHALL PROVIDE SHARED CROSS ACCESS PER U.D.C. 35-308 (R)
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:  
VARIABLE WIDTH DRAINAGE EASEMENT, VOLUME 9536, PAGE 179
- THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
- NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.
- THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
- THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
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- SEWER SYSTEM WITHIN PLATTED PROPERTY WILL BE PRIVATELY MAINTAINED BY OWNERS OF LOTS 1, 2, 3, 4, 5, 6 AND 7, BLOCK 12, N.C.B. 19221.
- ALL OF LOT 8 AND THE AREAS EXTERIOR TO BUILDINGS IN LOTS 1, 2, 3, 4, 5, 6 AND 7 SHALL BE AN INGRESS, EGRESS, UTILITY AND MAINTENANCE EASEMENT.

STATE OF TEXAS  
COUNTY OF BEXAR  
I, *Gerry Rickhoff*, COUNTY CLERK OF BEXAR COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 22 DAY OF October A.D., 2004 AT 10:10 A.M. AND DULY

RECORDED THE 25 DAY OF October A.D., 2004 AT 10:10 A.M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY IN BOOK VOLUME 9553 ON PAGE 143 IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 22 DAY OF October A.D., 2004 SHOWN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF Oct A.D., 2004

BY: *Sharon Sepulveda* DEPUTY

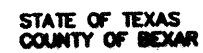


VRP# 05-12-032









THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

18730 STONE OAK PARKWAY, SUITE 250  
SAN ANTONIO, TEXAS 78258

OWNER/DEVELOPER

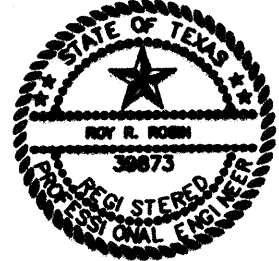
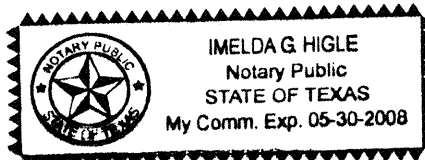
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY  
APPEARED Loris Fishman KNOWN TO ME TO BE THE  
PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT,  
AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE  
PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE  
CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF NOV A.D., 2004

Imelda D. High  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF BEXAR

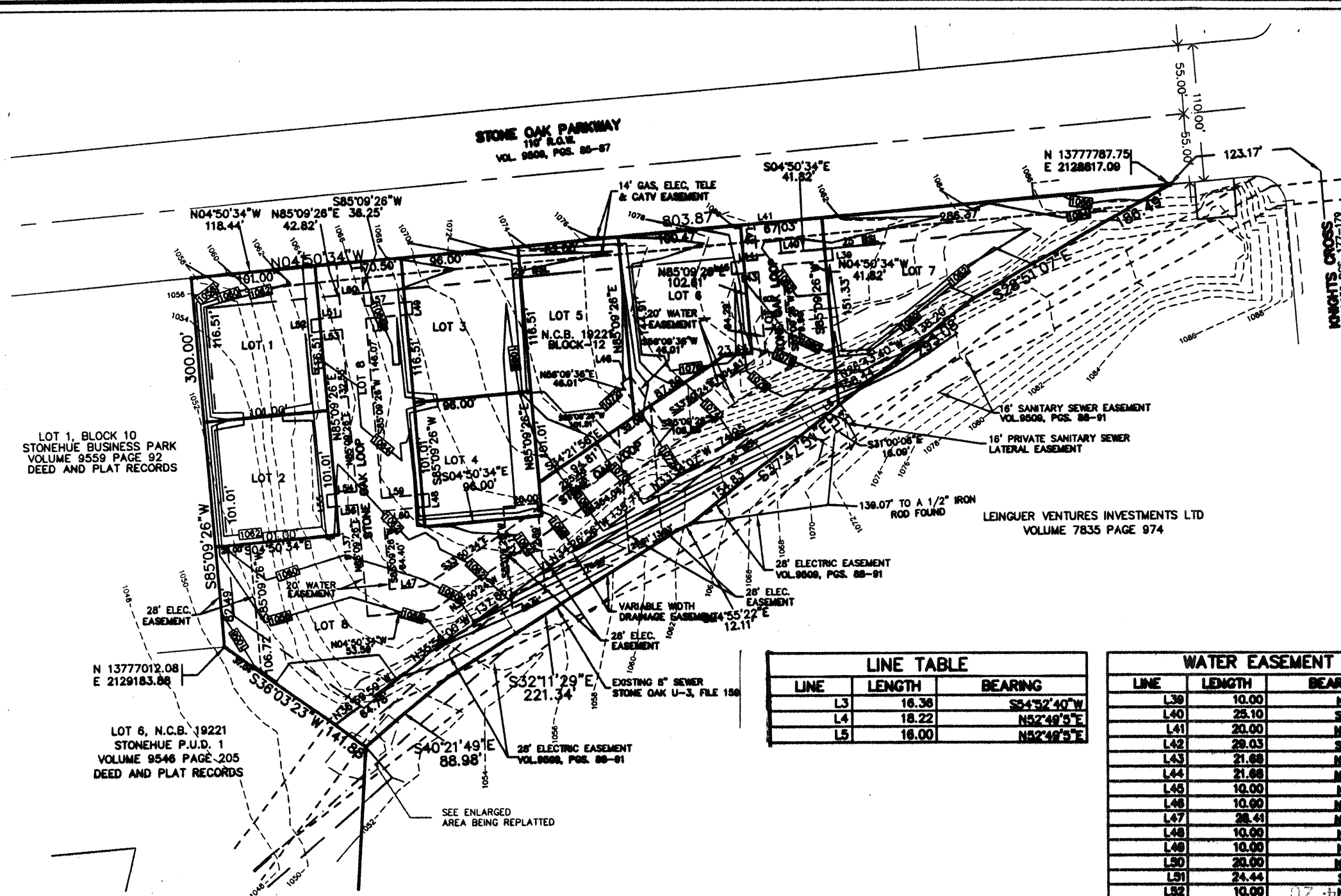
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: JOEL CHRISTIAN JOHNSON

**REGISTERED PROFESSIONAL LAND SURVEYOR**



LINE	LENGTH	BEARING
L3	16.36	S84°52'40"
L4	18.22	N52°49'5"
L5	16.00	N52°49'5"

WATER EASEMENT		
LINE	LENGTH	BEARING
L30	10.00	N02°07'26"
L31	28.10	S08°07'26"
L41	20.00	N04°50'34"
L42	28.03	S08°07'26"
L43	21.88	N04°50'34"
L44	21.88	N04°50'34"
L45	10.00	N08°07'26"
L46	10.00	N08°07'26"
L47	28.41	N04°50'34"
L48	10.00	N08°07'26"
L49	10.00	N08°07'26"
L50	20.00	N04°50'34"
L51	24.44	N04°50'34"
L52	10.00	N04°50'34"
L53	24.44	N04°50'34"
L54	24.44	N04°50'34"
L55	10.00	N08°07'26"
L56	24.44	N04°50'34"
L57	36.57	N04°50'34"
L58	36.57	N04°50'34"
L59	36.57	N04°50'34"

AREA BEING REPLATTED

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON THE PLAT KNOWN AS KNIGHTS CROSS SUBDIVISION, RECORDED IN VOLUME 9536, PAGE 179, BEXAR COUNTY DEED AND PLAT RECORDS.

This plat includes amendments approved by the Director of Development Services, dated 10/22/04

**REPLAT AND SUBDIVISION PLAT**  
**ESTABLISHING**

LAS PLAZAS, PUD  
SUBDIVISION

BEING 3.86 ACRE PARCEL, N.C.B. 19221, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS,  
OUT OF THE BEATY, SEALE, AND FORWOOD SURVEY NO. 11, ABSTRACT NO. 114,  
AND BEING OUT OF A 62.471 ACRE TRACT RECORDED IN VOLUME 5548, PAGE 2023  
OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A 16.433  
ACRE TRACT RECORDED IN VOLUME 7835, PAGE 974, OFFICIAL PUBLIC RECORDS OF  
BEXAR COUNTY, TEXAS.

**NOTE:**

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN.  
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THIS REPLAT AND SUBDIVISION PLAT OF LAS PLAZAS, P.U.D. SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 9 DAY OF September A.D., 2004

BY: Susan Wright  
CHAIRMAN

BY: Robert P. Long  
SECRETARY

**WASTEWATER EDU NOTE**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SERVICE (CITY PUBLIC SERVICE BOARD) HAS MAINTAINED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANGING EASEMENT", "UTILITY EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ELECTRIC POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE POLES AND GORESSE ONE OR MORE ADJACENT LANDS. THE RIGHT TO RELOCATE SAID FACILITIES SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MIGHT INTERFERE WITH THE EASEMENTS OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE APPROVED BY THE CENTRAL MAPPING DIVISION OF THE CITY OF SAN ANTONIO PLANNING AND DEVELOPMENT DEPARTMENT. ROBIN-JOHNSON, INC., ASSUMES NO LIABILITY FOR ITS ACCURACY.
4. NO DOCUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF ROBIN-JOHNSON, INC.
5. IRON PINS FOUND OR SET AT EACH CORNER.
6. DEVELOPER WILL PERFORM STREETSICAPPING AT TIME OF CONSTRUCTION.
7. OWNER SHALL PROVIDE SHARED GRASS ACCESS PER U.D.C. 39-906 (R).
8. THIS PLAN DOES NOT AMEND, ALTER, TELEPHONE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:  
VARIABLE WIDTH DRAINAGE EASEMENT, VOLUME 9636, PAGE 179
9. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERHEDED PROTECTION", OR LATEST REVISIONS THEREOF.
10. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.
11. THE SETBACKS IMPOSED ON THIS PLAN ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
12. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERHEDED PROTECTION", OR LATEST REVISIONS THEREOF.
13. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.
14. SEWER SYSTEM WITHIN PLATTED PROPERTY WILL BE PRIVATELY MAINTAINED BY OWNERS OF LOTS 1, 2, 3, 4, 5, 8 AND 7, BLOCK 12, N.C.S. 19221.
15. ALL OF LOT 8 AND THE AREAS EXTERIOR TO BUILDINGS IN LOTS 1, 2, 3, 4, 5, 6 AND 7 SHALL BE AN INGRESS, EGRESS, UTILITY AND MAINTENANCE EASEMENT.

STATE OF TEXAS  
COUNTY OF BEXAR  
Gerry Rickhoff COUNTY CLERK OF BEXAR COUNTY  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON  
THE 17 DAY OF October, A.D. 2004 AT 4:00 P.M. AND DAILY

RECORDED THE 25 DAY OF October A.D., 2004 AT 10:10 A.M. IN  
THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY IN BOOK VOLUME  
97562 ON PAGE 43 IN TESTIMONY WHEREOF, I WITNESS MY HAND AND  
OFFICIAL SEAL OF OFFICE THIS 25 DAY OF October A.D., 2004  
SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF Oct A.D., 2004

BY Susan Sepulveda DEPUTY

**RJ Rosin-Johnson, Inc.**  
Civil Engineers - Land Surveyors

**11925 STARCREST  
SAN ANTONIO, TEXAS 78247-4117  
210/490-6001 \* FAX:210/496-3975**

SHEET 1 OF 1

VRP#05-12-032

Permit File # 05-12-032



**City of San Antonio**  
**Development Services Department**  
**Vested Rights Permit/Consent Agreement**  
**APPLICATION**

Permit File: # 05-12-032  
Assigned by city staff

Date: 12/1/04

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),  
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Alcar Construction Services, LLC

Phone: (210) 494-7878 Fax: (210) 494-7879

Address: 18750 Stone Oak Pkwy., Suite 250

City: San Antonio State: Texas Zip code: 78258

Engineer/Surveyor: Rosin-Johnson, Inc.

Address: 11925 Starcrest Phone#: (210) 490-6001

City: San Antonio State: Texas Zip code: 78247

(b) Name of Project: Las Plazas 2

(c) (k) Site location or address of Project and Legal description:

Southeast quadrant - intersection of Stone Oak Parkway  
and Knights Cross.

61:4 PM 8-330 40

OFFICE OF DIRECTOR  
DEPT. OF PLANNING  
CITY OF SAN ANTONIO

7/29/04

Council District 9 ETJ N/A Over Edward's Aquifer Recharge? (X) yes ( ) no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 277,042

(e) Total area of impervious surface, in square feet 65

(f) Number of residential dwellings units, by type; -0-

(g) Type and amount of non-residential square footage; Office - 60,000 sf

(h) Phases of the development, (If Applicable); 2

4. What is the date the applicant claims rights vested for this Project? 10/27/93

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

None

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)\***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Stone Oak 211 # 355

Date accepted: 12/29/93 Expiration Date: - MDP Size: 211.83 acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval

Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

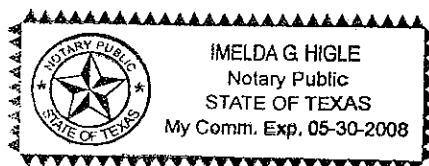
• **Other**

**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Roy R. Rosin Signature: [Signature] Date: 12/1/04

Sworn to and subscribed before me by Roy R. Rosin on this 1st day of December in the year 2004 to certify which witness my hand and seal of office.



Imelda G. Higle 8-330 70  
Notary Public, State of Texas

OFFICE OF PLANNING  
CITY OF SAN ANTONIO

City of San Antonio use

Permit File: # 05-12-032

Assigned by city staff

Date: 12/22/04

☒ **Approved**

☐ **Disapproved**

Review By: 

Development Services Department

Date: 12-26-04

**Comments:** December 29, 1993 for the specific project identified in POADP #355, Plat #040292, and the PUD #04-015 approved 6/09/2004 attached to the application.

**All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted.**



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CONTINUED ON MAP 481

